



Hirwaun Road

Tumble, Llanelli SA14 6HU

- Detached Bungalow
- Two Reception Rooms
 - Oil Central Heating
- Off Road Parking & Garage
 - EPC: E
- Four Double Bedrooms
- Family Bathroom, En-Suite & Cloakroom
 - CHAIN FREE
- Village Location
- Viewing By Appointment Only

Offers Over £299,995 Freehold





Location

Description

Nestled in the serene surroundings of Hirwaun Road, Tumble, this charming detached bungalow presents an exceptional opportunity for families seeking a peaceful abode. Boasting four generously sized double bedrooms, this property is designed to accommodate the needs of a growing family comfortably.

Boasting four generously sized double bedrooms, two inviting reception rooms that offer ample space for relaxation and entertaining. The layout is both practical and welcoming, making it easy to create cherished memories with loved ones. The bungalow features two well-appointed bathrooms, ensuring convenience for all family members.

Set on a quiet street, the property is bordered by a delightful woodland walk, providing a perfect backdrop for leisurely strolls and outdoor activities. The tranquil environment enhances the appeal of this family home, making it an ideal retreat from the hustle and bustle of daily life.

The property offers off road parking, adding to the convenience of everyday living. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home. EPC: E, CHAIN FREE.

Entrance Hallway

Lounge/ Dining Room

19'4" x 13'6" x 11'4" x 11'1" approx

Two uPVC double glazed windows facing side, sliding patio doors to the rear garden, three radiators, electric fireplace.

Kitchen

14'11" x 10'7" approx

Fitted with matching base and wall units with worksurface over, stainless steel sink, integrated microwave, oven and hob with extractor hood over, integrated dishwasher, two uPVC double glazed windows facing front and rear, radiator.

Dining Room

10'5" x 10'5" approx
uPVC double glazed sliding patio doors to rear garden, radiator.

Utility Room

8'10" x 8'5" approx
Base and wall units with worksurface over, plumbing for washing machine, stainless steel sink, uPVC double glazed windows to front and side, radiator.

Cloakroom

Fitted with a low level W.C., uPVC double glazed window to side with obscure glass.

Family Bathroom

10'5" x 6'11" approx
Fitted with a four piece suite comprises of low level W.C., pedestal sink, corner bath and shower. Radiator and uPVC double glazed window facing side.

Bedroom Three

11'1" x 10'4" approx
Built in wardrobe, radiator, uPVC double glazed window facing front.

Bedroom Four

11'1" x 9'6" approx
Built in wardrobe, radiator, uPVC double glazed window facing front.

First Floor

Master Bedroom

18'0" x 11'6" approx
Velux window, radiator, fitted wardrobes.

En-Suite

12'1" x 8'0" approx
Fitted with a three piece suite comprises of low level W.C., pedestal sink, bath. Radiator, eve storage and velux window

Bedroom Two

11'8" x 11'5" approx
Velux window, eve storage, radiator, built in wardrobe.

External

Front: Gated access to off road parking, side access to rear garden, lawn area.

Rear: Patio area and lawn area surrounded by mature shrubbery.



Garage

Storage cupboard housing oil boiler, up & over door, power and lighting.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

DRAFT: These details have been drafted on

information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.









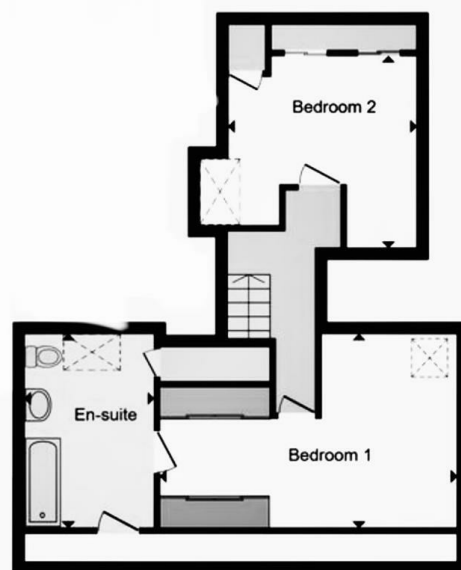
Local Authority Carmarthenshire
Council Tax Band E
EPC Rating E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	71
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.